

## The Development Strategy

In order to achieve its aims and objectives, the LDP puts forward a development strategy that splits the county borough into three broad strategy areas. The County Borough has been divided in this way as the three areas differ widely in terms of pressure for development, the availability of sites, the sensitivity of the environment and the provision of transport and service infrastructure.

### These areas are:

- Heads of the Valleys Regeneration Area
- Northern Connections Corridor
- Southern Connections Corridor

## What does the Plan seek to achieve in each strategy area?

### Heads of the Valleys Regeneration Area:

The Plan seeks to encourage development to this part of the county borough, exploiting development opportunities in the north in order to create a viable future for all of the communities that live there.



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### Northern Connections Corridor:

Within the NCC the Plan targets new housing development to previously developed land within existing towns and villages, whilst continuing to target new employment growth with the allocation of key employment sites, most notably at Ty Du & Oakdale Plateau.

### Southern Connections Corridor:

The SCC has limited capacity for additional new development without causing environmental harm. 76% of the surrounding countryside is subject to environmental protection. Therefore the strategy for the SCC seeks to redevelop sites within existing towns and villages and prevents the release of new sites in the countryside.

## How does the LDP affect Planning Applications?

The Local Development Plan will be used by the Council for development control purposes. This means that all planning applications will be considered against the policies and proposals contained within the LDP.

When submitting a planning application for new development proposals, an applicant should have regard to national guidance as well as the policies contained within the LDP.

## Where can I find out more information about the LDP?

More information about the LDP, please contact the LDP Hotline on 01495 235376 or email [ldp@caerphilly.gov.uk](mailto:ldp@caerphilly.gov.uk)

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# The Caerphilly County Borough Local Development Plan:

## What does it mean to me and how will it affect me?



# The Caerphilly County Borough Local Development Plan (LDP)



The Council formally adopted its Local Development Plan (LDP) on 23rd November 2010. The LDP is the new land use policy document that replaces the Council Approved Unitary Development Plan (UDP) and all other predecessor development plans. The LDP sets out the Council's policies and proposals to control the use of land within the county borough for a 15-year period up to 2021. It also provides the basis by which Planning Applications will be consistently and appropriately determined. It is an important document as it provides the basis for the future development and conservation needs within the county borough, indicating where new types of development would be considered acceptable in principle and where they would not.

## What does the LDP seek to achieve?

The LDP seeks to ensure that the needs of all the County Borough's residents and visitors are met and the regeneration of our towns, villages, employment centres and the surrounding countryside is delivered in a well-balanced and sustainable manner that reflects the specific role and function of individual settlements. In planning for vital new development, the LDP balances this requirement against the need to protect what is valuable about our environment.



## The Plan allocates land for new development:

- 10,269 houses - distributed across the county borough
- 964 affordable houses delivered directly through the planning system - accommodated on allocated housing sites
- 101.9 hectares of new employment land - mainly at Oakdale and Ty Du Nelson
- 29.3 hectares of commercial sites - located in 5 Principal Towns and 2 Retail Parks
- A network of community facilities including leisure, education and waste facilities.

## The Plan safeguards land which is valuable:

- Nature Conservation e.g. Sites of Importance for Nature Conservation
- Landscape Value e.g. Special Landscape Areas and Visually Important Local Landscapes
- Preventing existing towns and villages from merging - Green Wedges
- Leisure and Community Facilities from competing land uses, such as housing
- Safeguards valuable resources such as coal
- Reduces the threat of flooding to new development by directing it away from the floodplain

## Key Diagram

